Dunwoody Elected and Appointed Official Planning Training Meeting 2 – Tuesday February 17, 2009 The Terraces Office Building, South Terraces Building 115 Perimeter Center Place, Atlanta GA 30346

Welcome & Introductions

6:00pm - 6:15 pm

6:15 pm - 7:30 pm

Legal Foundations of Planning and Zoning I

- Constitutional foundations for Planning and Zoning
- Constitutional limitations of Planning and Zoning
- Critical Constitutional Concepts
 - o Due process
 - o Equal protection
 - o Takings
 - o Eminent domain
- The Legal Framework of Planning and Zoning in Georgia
 - o GPA
 - o ZPL
 - O ZPRP (Steinberg Act)
 - O Conflict of interest in zoning actions
 - o Georgia Development Impact Fee
 - O Financing statutes/laws (i.e. TADs)
 - o Sign ordinances
- Guhl factors
- Staying out of trouble
- Board/commissioner liability

Discussion and Q & A

7:30 pm - 7:45 pm

7:45 pm - 9:00 pm

Dunwoody Planning process 101

- The development review process
- Departments involved and flow of application
- Community Boards and Commissions
- The final product